

## WARRANTY DEED

TRANSFER  
TAX  
PAID

018243

KNOW ALL MEN BY THESE PRESENTS, that, UNION/FRONT CORP., a Maine corporation duly organized and existing under the laws of the State of Maine with a place of business in the City of Waterville, County of Kennebec and State of Maine for consideration paid by JOEY P. JOSEPH of Fairfield, County of Somerset and State of Maine, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Joey P. Joseph, his heirs and assigns forever, the following described land located in the City of Waterville, County of Kennebec and State of Maine:

Lots 1 and 3 as shown on a revised plan entitled "Amendment of Final Plan of Penny Hill Park Subdivision" recorded in the Kennebec County Registry of Deeds in Plan Book E-97-123, together with all conditions, restrictions and notes contained on said Plan, subject to a potential easement for sewer and water as shown on said Plan, and a 15 foot easement for utilities shown on said Plan over that easement entitled CENTURY DRIVE (30 foot listed private road), as shown on said Plan.

The premises herein conveyed are subject to all utility easements and other easements and rights which are shown on the above-referenced Plan. The premises herein conveyed are also subject to a five (5) foot wide storm water drainage easement running along side said Century Drive. Said storm water drainage easement to be maintained as outlined in the Declaration of Covenants and Restrictions for Penny Hill Park which is recorded in the Kennebec County Registry of Deeds in Book 5275, Page 138 and this conveyance is made subject to by reference herein.

This conveyance is made subject to those covenants and restrictions set forth in the Declaration of Covenants and Restrictions dated November 20, 1996 and recorded in the Kennebec County Registry of Deeds in Book 5275, Page 138 and those covenants and restrictions set forth in the First Amended and Restated Declaration of Covenants and Restrictions dated May 30, 1997 recorded with the Kennebec County Registry of Deeds in Book 5369, Page 98.

For Grantor's source of title see deed of G-Pak, Inc. to Union/Front Corp. dated November 21, 1996, recorded in the Kennebec County Registry of Deeds in Book 5275, Page 147 and deed of Roland Rossignol to Union/Front Corp. dated August 7, 1987, recorded in said Registry of Deeds in Book 3210, Page 132.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Joey P. Joseph, his heirs and assigns, to them and their use and behoof forever.

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Combined  
into  
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AND Grantor does covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances; and it has good right to sell and convey to the said Grantee to hold as aforesaid; and that its successors and assigns shall and will **WARRANT** and **DEFEND** the same to the said Grantee, his heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Union/Front Corp. has caused this instrument to be signed by John E. Nale, its duly authorized President this 1st day of August, 1997.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

UNION/FRONT CORP.

Laurie Nale

By: [Signature]  
John E. Nale  
President

41-84-1  
+  
41-84-2  
Combined  
into  
41-84-1

STATE OF MAINE  
KENNEBEC, ss.

August 1, 1997

Personally appeared the above-named John E. Nale, President of Union/Front Corp. and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Union/Front Corp.

Before me,

Laurie Nale  
Notary Public/Attorney at Law

**LAURIE NALE**  
Notary Public, Maine  
My Commission Expires July 7, 2002



RECEIVED KENNEBEC SS.

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ATTEST: [Signature]  
REGISTER OF DEEDS